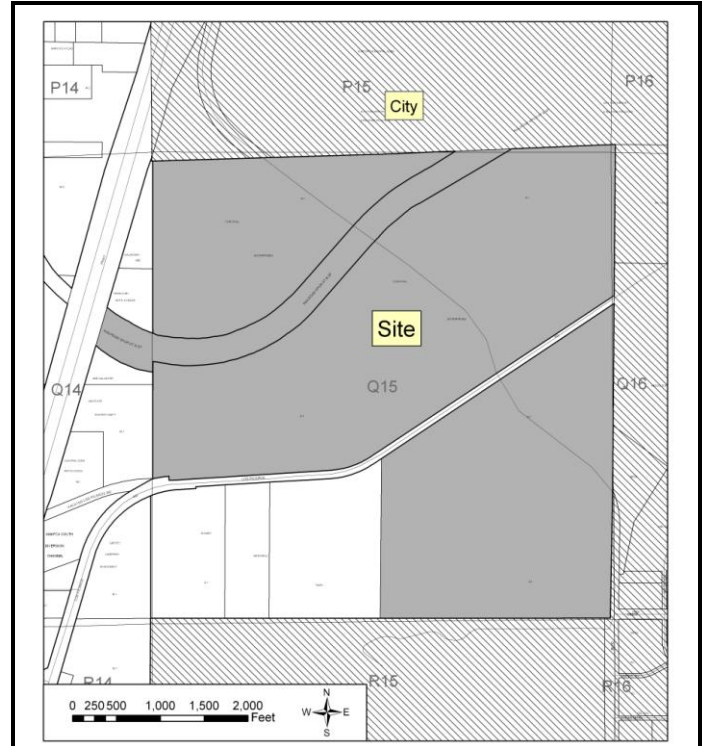


Applicant:	Horne-Stewart, LLC
Agent:	THE Hensley Engineering Group
Location:	Section 16
Property Size:	Approximately 540 Acres
Existing Zone:	A-1
Proposed Master Plan	Valle del Sol
Recommendation	Denial



Summary: This request is for approval of a Master Plan to develop approximately 540 acres of land located east of I-25, north of Mesa del Sol, and south and southwest of the Albuquerque International Sunport. The plan is for residential, commercial, and industrial uses and open space. An earlier version of the Master Plan was submitted to Bernalillo County in 1996, but it was not approved. In October 2007, the CPC considered a new request for Master Plan approval and continued the case for one year for the applicant to address numerous staff and agency concerns. The request was deferred by the CPC in October 2008 and again in October 2009, and the agent is now requesting a six month deferral to continue to address the concerns. However, the applicant has yet to submit a revised draft of the plan or show progress in addressing the comments of staff and agencies.

Staff Planner: Catherine VerEecke, Program Planner

- Attachments:**
1. Application
 2. Area and Land Use Maps
 3. Previous application notices of decision (1997)
 4. Water and Sewer Availability Statement, August 2006
 5. Letters from the City of Albuquerque (for October 3, 2007 hearing)
 6. Current request for deferral, dated March 16, 2010

Bernalillo County Departments and other agencies reviewed this application from 8-28-07 to 9-10-07. Their comments were used in preparation of this report, and begin on Page 16.

AGENDA ITEM NO.: 4
County Planning Commission
April 7, 2010

SPR-70004 The Hensley Engineering Group, agent for Horne-Stewart LLC, requests approval of the Valle Del Sol Master Plan. Valle del Sol Master Plan proposes a planned community for mixed-use residential, commercial and light industrial, including a multi-family housing, parks, trails, and open space. Valle del Sol is located south of the Albuquerque International Airport, north of Mesa del Sol, and east of I-25, within T9N, R3E, Section 16, and containing approximately 540 acres. (Q-15) (DEFERRED FROM THE OCTOBER 7, 2009 HEARING).

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

Site	Zoning	Land use
	A-1	Vacant
North	SU-1 (Airport)	City of Albuquerque (Airport)
South	SU-1 (Urban and Regional Park)	Mesa del Sol (undeveloped & Journal Pavillion)
East	SU-1 Sludge Treatment Center PC (Residential)	Vacant, City Open Space Mesa del Sol (vacant)
West	M-1	Vacant

BACKGROUND:
The Request

This request is for approval of a Master Plan to develop approximately 540 acres of land located in unincorporated Bernalillo County east of I-25, north of Mesa del Sol, south and southwest of the Albuquerque International Sunport and east of the Kirtland Air Force Base. The property has A-1 zoning and is undeveloped. However, it includes a portion of the Tijeras Arroyo, a federally-owned railroad easement, and a portion of the new University Blvd. and right-of-way.

Case History

In 1994, a portion of the property was granted a Comprehensive Plan Amendment to remove the Open Space Network and Rural designations from portions of the property (as shown on the 1988 Open Space Network Map), as related to the presence of the Tijeras Arroyo on the property. The property was then designated in the Developing Urban and Reserve Area.

In May 1996, the current property owner submitted an application to the City of Albuquerque and Bernalillo County for approval of the Valle del Sol Master Plan (SC5 96-6 MP, SPR 96-1, SDC 96-2). The request proposed 1853 residential units (263 acres), 55 acres of commercial uses, 140.7 acres of parks, trails, and easements, a six acre school site, and 75 acres of open space. Several neighborhood centers with commercial and higher density residential development were shown on the land use plan. The original plan also included a proposal for the extension of University Blvd. and the channelization and straightening of the Tijeras Arroyo. It also proposed construction of its own water and wastewater systems, ultimately to be managed by Bernalillo County.

In October 1996, a joint County Planning Commission (CPC) and Environmental Planning Commission (EPC) hearing was held to consider the Valle del Sol Master Plan. (At the time the five-mile extraterritorial planning zone was in existence.) The County Planning Commission voted to recommend approval of a Level A Community Master Plan for Valle del Sol. The Environmental Planning Commission voted to recommend denial of the request. In April 1997, the Board of County Commissioners remanded the request to the CPC for reconsideration due to a possible change in site's acreage. According to the current application, during the past 10 years, the applicant has been involved with the planning and construction of University Blvd. and dedication of associated right-of-way.

Current request and justification

The applicant is now requesting an "Amendment to the Master Plan Report", which incorporates changes necessitated by the dedication of right-of-way for the construction of University Blvd. through the property. According to the agent, "the amended plan is true to the intent of the original plan considered and recommended for approval by the County Planning Commission." It also includes a revised drainage concept.

The applicant argues that the current request will provide employment opportunities and middle income housing near the City of Albuquerque, Kirtland Air force Base, and Mesa del Sol.

The current plan is for residential, commercial, and industrial uses and open space. The 377 acres shown on the land use plan with designated uses will be utilized as follows: 205 acres for single family residential, 25 acres for multi-family, 73 acres for industrial uses, 26 acres for commercial uses, 43 acres for open space, 2.6 acres for parks and recreation, and approximately 1.4 acres for a utility. The plan further indicates that there will be 1435 units of single family housing and 622 units of multi-family housing.

The Master Plan also includes the following:

Transportation – includes the existing University Blvd. and Los Picaros Road. Several other roads are planned, including one to accommodate a new air cargo building north of the site and the proposed I-25 interchanges and associated road realignments. Two other proposed major roads would be located in residential areas, as shown on the applicant's current plans. A more comprehensive plan will be provided and will include pedestrian and bicycle pathways.

Cultural Resources – a survey conducted on the site revealed 14 prehistoric archaeological sites on the subject property. The State Historic Preservation Division recommended the removal of or avoidance of the sites during development. The application states that additional surveys will be conducted.

Drainage – associated with the presence of the Tijeras Arroyo and adjacent and nearby basins development of the property (e.g., roads) and the undulating terrain of the property, the applicant states that comprehensive drainage plans are being developed to be submitted to the County Public Works Division. Discussions have also been held with AMAFCA. The plans will likely include embanking and channelization of portions of the arroyo, protection of water quality, and minimizing erosion.

Utilities – Although the Albuquerque Bernalillo County Water Utility Authority Availability Statement, dated August 2006 (Attachment 4) states that no commitment for service can be made prior to the approval of the Master Plan, the applicant states that water and sewer lines have been constructed in University Blvd. Figure 8 of the Plan shows proposed water and sewer mains on the property.

Surrounding Land Uses and Zoning

This property is located within Section 16 of Township 9 North, Range 3 East, about 4 miles the south of the Albuquerque downtown area, to the south of the Rio Bravo exit of I-25. The property encompasses most of Section 16, with the exception of approximately 100 acres of undeveloped, private land in the southwest portion of Section 16, with A-1 zoning (i.e., Sunset Memorial Park). The property is generally east of I-25 with several large, undeveloped parcels of M-1 zoned (County) land located between I-25 and the subject property. There are several light industrial developments south of these properties nearby I-25.

Properties to the north, east, and south of the property fall within the City of Albuquerque limits. To the immediate north of the property is a portion of the Albuquerque International Sunport, with a runway located about 900 feet from the north property line of the subject property. The area to the northeast east of the property also includes an automobile race track.

To the south of the subject property is State of New Mexico-owned land that includes the Journal Pavilion. The Journal Pavilion Complex (the amphitheater, parking, Bobby Foster Rd.) falls within 100 feet of the south property line of the property.

To the east of the site are mainly properties that fall within the Mesa del Sol Planned Community, under Mesa del Sol LLC or State of New Mexico Land Office ownership. Those properties near the northeast corner of the subject property are zoned SU-1 for a Sludge Treatment Facility, which appears to be associated with the Montessa Park Waste Distribution Center (located to the northeast). It also includes the City-owned Montessa Park Open Space. The remaining area east of the property appears to be affiliated with the Kirtland Air Force Base, although the actual boundary of the Base is about two miles to the east of the subject property.

Albuquerque/Bernalillo County Comprehensive Plan

Section 2 (Land Use) Reserve Area. Approximately 400 acres of the subject site (including right-of-way). The Goal of the Reserve Area is to allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities bounded by permanent open space, in appropriate outlying areas and to protect the non-urban development areas as Rural unless such planned communities are developed.

Policy a states that a proportion of new growth may be accommodated in new planned communities. Such communities should meet the following guidelines.

- Political unification with the central urban government.
- Substantial self-sufficiency in provision of employment, goods, and public services, with at least one community center; normally, there shall be adequate jobs and housing in the planned community to support the concept of self-sufficiency; within the planned community, housing should correspond to employment opportunities as to its quality, type and price, and location.
- Negotiated sharing of service costs by the developer and the local government, with water, sewer, and street systems installed to meet City requirements; planned communities shall not be a new expense to local governments.
- Transit/paratransit capability to provide service within the planned community and to connect with other urban areas.
- Designate portions of the Open Space network to distinguish the new community from ultimate Developing Urban Area development; dedication of open space adequate to a clear sense of separation from the Plan's contiguous Urban Area.
- Variety in economic levels and types of housing within carefully planned areas to ensure capability.
- Contiguous acreage to meet the above guidelines.

Policy b states that overall gross density shall not exceed three dwelling units per acre, and density transfer (clustering) shall be used to accomplish appropriate urban densities in planned communities while ensuring an open space network within and around them. Within this overall density policy, housing densities and land use mix, open space, infrastructure size and

location, and other public services and facilities are to be preserved through rank two plans or rank three plans.

- Transfer of development rights in local government shall ensure permanency of the pattern.
- Land which is already in public ownership (whether fee or easement), is not considered in calculating density, but all other land is counted.
- A carrying capacity analysis of each planned community area will identify constraints and opportunities presented by environmental, historical, cultural, archaeological and infrastructure factors.

Policy c states development within Reserve Area shall take place either in accordance with an approved planned community master plan (up to three dwelling units per acre), or in accordance with the standards applicable to Rural Areas.

Policy d states that a planned community master plan approved in accordance with this section and more specific development criteria shall serve to implement the Comprehensive Plan. A planned community master plan shall not be approved if it fails to demonstrate its own sense of place, self-sufficiency, environmental sensitivity, separation from the contiguous Albuquerque urban area by permanent open space and the provision of infrastructure which is not a net expense to the local government.

Section 3 (Land Use) Rural Area The Goal of the Rural Area is, “to maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.” The following are applicable policies:

Policy b states that, “Development in Rural Areas shall be compatible with natural resource capacities, including water availability and capacity, community and regional goals and shall include trail corridors where appropriate.”

Policy f States that, “Development shall be carefully controlled in the East Mountain Area to prevent environmental deterioration, and to be compatible with the resource base and natural recreational and scenic assets.”

Section 1 (Land Use) Open Space Network – “the Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.”

Policy a states that “Open space lands and waters shall be acquired or regulated as appropriate to serve one or more of the following specific purposes:

- conservation of natural resources and environmental features
- provision of opportunities for outdoor education and recreation
- conservation of archaeological and resources
- provision of trail corridors
- protection of the public from natural hazards

Policy c states that “development in or adjacent to the proposed Open Space network shall be compatible with open space purposes.”

Section 4 (Developing Urban and Established Urban Area). A portion of the site is located in the Developing Urban Area as delineated in the Albuquerque/Bernalillo Comprehensive Plan. The principal Goal for the area of the Comprehensive Plan is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment.

Policy a states that “The Established and Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre.”

Policy d states that “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern.”

Policy e states, “New growth shall be accommodated through development of areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be assured.”

Policy f states that “Clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged.”

Policy g states “Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.”

Policy i states that “Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.”

Policy k states that “Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation operations.”

Policy l “states that Quality and innovation in design shall be encouraged in all new development design shall be encouraged which is appropriate for the plan area.”

Policy m “states that Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.”

Air Quality

The Goal is to improve air quality to safeguard public health and enhance the quality of life.

Policy g states “Pollution from particles shall be minimized.”

- “Use vegetation, landscaping and other erosion control techniques to minimize dust pollution especially from construction sites.”
- Modify the Development process manual to expand requirements for top soil disturbance permits and dust control plans for excavations greater than ¾ acre; monitor and strictly enforce the existing regulations regarding airborne particulates.”

Developed Landscape

The Goal is to maintain and improve the natural and the natural and the developed landscapes’ quality.

Policy a states that “The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.”

ANALYSIS:

Surrounding Land Use and Zoning

The site is adjacent to a number of existing and proposed land uses. To the north of the site, land falls within the Albuquerque International Sunport. To the west of the site is undeveloped land with M-1 zoning in unincorporated Bernalillo County that extends to I-25. To the south of the property (westerly portion) is approximately 100 acres of A-1 zoned land, also in the County. Also to the south of the property (easterly portion) is land within the City of Albuquerque designated in the Mesa del Sol Master Plan as the a County Recreation Complex, which includes the Journal Pavilion. Property east of the subject site also is within the City of Albuquerque jurisdiction and the Mesa del Sol plan area and includes mainly undeveloped land, a portion of which is escarpment and City Open Space.

The current request includes 205 acres for single family residential, 25 acres for multi-family, 73 acres for industrial uses, 26 acres for commercial uses, 43 acres for open space, 2.6 acres for parks and recreation, and 1.4 acres for a utility. Only limited details are provided for these land uses, other than the general lay out of land uses for the site as shown in Figure 2, and only limited information is provided about adjacent land uses. Without this information it is difficult to assess the compatibility of the land uses proposed in the Master Plan with those existing and proposed uses nearby the site.

Plans

The property is currently zoned A-1 with 400 acres in the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan, and the remaining 140 acres in the Developing Urban Area. The applicant has not provided any discussion to demonstrate the request’s compliance with the policies of the Comprehensive Plan for the Reserve and Developing Urban Areas. **Policy c** states development within Reserve Area shall take place either in accordance with an approved planned community master plan (up to three dwelling units per acre), or in accordance with the standards applicable to Rural Areas. The applicant has not indicated whether the request will conform to policies of the Reserve or Rural areas of the Comprehensive Plan and if there will be development in the Developing Urban part of the site will differ from that of the Reserve/Rural Area. It appears, however, based on the number

of dwelling units and types of land use proposed for the development that the request may be for the development to follow the policies for the Reserve Area.

Based on the limited materials submitted, the request appears not to comply with Comprehensive Plan policies, including the following:

Comprehensive Plan Goals

The Goal of the Reserve Area is to allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities bounded by permanent open space, in appropriate outlying areas and to protect the non-urban development areas as Rural unless such planned communities are developed. Although the Valle del Sol Master Plan proposes mixed uses, it is not clear how the development will meet the other requirements of the Reserve Area, such as self-sufficiency, protecting the non-urban development, and being bounded by open space.

The principal Goal for the Developing Urban Area of the Comprehensive Plan is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment. As with the Reserve Area, it is not clear from the request how the Valle del Sol development would meet this goal, as limited information on these areas (e.g., housing, work areas, built environment) is provided.

Sense of identity, community

Policy d of the Reserve Area states that “A planned community master plan shall not be approved if it fails to demonstrate its own sense of place, self-sufficiency, environmental sensitivity, separation from the contiguous Albuquerque urban area by permanent open space and the provision of infrastructure which is not a net expense to the local government.” Policies for the Developing Urban Area also require attention to natural environmental conditions and carrying capacities, designation of open space areas, scenic resources and resources of other social, cultural, or recreational concern and for development to ensure access to urban facilities and infrastructure. The current request fails to demonstrate how these policies will be addressed in the proposed development, for instance in such areas as water and sewer availability, provision of parks and open space, terrain management, residential neighborhoods, commercial areas, and design standards, as well as not incurring expenses to the local government.

Density.

Policy b (Reserve Area) states that “overall gross density shall not exceed three dwelling units per acre, and density transfer (clustering) shall be used to accomplish appropriate urban densities in planned communities while ensuring an open space network within and around them.” Policy a (Developing Urban Area) states that “The Established and Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre.” The information on residential density for the Valle del Sol site is limited (one reference is made 1453 single family and 622 multi-family units), and this residential density exceeds that prescribed by the Comprehensive Plan. This is shown in the following table.

<u>Allowable Residential Density (easement included)*</u>			
Comprehensive Plan Designation	Gross Acres	Units/acre (per Plan)	Number of units (Maximum)
Developing Urban	140	5	700
Reserve	400	3	<u>1200</u>
Total			1900

* The Comprehensive Plan recommends that easement not be included, but since the request does not provide acreage for easement, the gross acreage is used in this calculation.

As shown in the above table, if following the density prescription of the relevant Comprehensive Plan areas, a maximum of 1900 dwelling units would be allowed. The request is for a total of 2057 residential units, and 157 more units than would be allowed if complying with the Reserve and Developing Area policies for density. In addition, if the easements and right-of-way areas are removed from the land use plan, as recommended by the Comprehensive Plan, the gross density of the site would be even higher.

If policies for the Rural Area are used instead of those of the Reserve Area, the allowable density would be as follows:

<u>Allowable Density (easement included)*</u>			
Comprehensive Plan Designation	Gross Acres	Units/acre (per Plan)	Number of units (Maximum)
Developing Urban	140	5	700
Rural	400	1	<u>400</u>
Total			1100

* The Comprehensive Plan recommends that easement not be included, but since the request does not provide acreage for easement, the gross acreage is used in this calculation.

Thus, if the property were to comply with the Developing Urban and Rural designations, the allowable residential density would be about 53 percent of that proposed by the current Master Plan.

In summary, more information is needed on the specific land uses and densities for the Valle del Sol site with reference to their compliance with the Comprehensive Plan goals and policies. It appears that the proposed residential density for the site (net--5.5 dwelling units per acre, 3.8 gross dwelling units per acre, based on the information provided in the Master Plan) may exceed that allowed by the Comprehensive Plan.

Bernalillo County Zoning Ordinance

The property is currently zoned A-1, which allows agricultural-type uses and single family residential uses at one dwelling unit per acre, while the Master Plan proposes mixed uses and a higher residential density than allowed by the existing zoning. It is not clear from the Master Plan submittal how the development will relate to Bernalillo County Zoning and Development Review processes. Information should be provided on the types of zoning to be sought for the

properties, for instance residential or commercial zoning under existing County Zones, such as R-1, C-1, or M-1, or under Special Use Permits. In addition, information on setback or other restrictions or design elements, together with landscaping and parking requirements or standards, should be provided as part of the request. This will not only assist in directing the development in specific County processes, it will also help to define the development in terms of land use, densities, and the character and quality of the development of the subject property.

Agency Comments

County staff and agency representatives have noted numerous issues with the current Valle del Sol Master Plan, related to the Plan's lack of detail and feasibility in certain areas, such as water and sewer services, grading and drainage, transportation, cultural resource management, parks, and open space.

Water and Sewer Availability and Usage. Public Works (Hydrology) and Environmental Health comments indicate that these services exist in the vicinity of the site. However, the applicant has not demonstrated they are available to the proposed development, and the Albuquerque/Bernalillo County Water Utility Authority (ABCWU) staff comments state that water service is not available to the site. The applicant must provide a current letter from the Albuquerque/Bernalillo County Water Utility Authority (ABCWU) indicating that the plan has been reviewed and that ABCWUA is in support of the project. Public Works' comments state that a more detailed utility plan is needed, water rights must be demonstrated, and a water conservation plan meeting the requirements of Bernalillo County is required.

Terrain Management. Several departments (Public Works, Environmental Health, City Open Space) note that there are significant issues with the terrain of the subject property, the lack of information provided on it and the lack of an acceptable plan for dealing with the issues. The issues include the existing slope/escarpment on the property, the Tijeras Arroyo, and soils and erosion. Although a terrain management plan appears to have been prepared, it is not included with the request. An environmental impact study appears to have been conducted for possible contaminants and hazardous materials and must be provided for review by County Environmental Health staff. Public Works (Hydrology) comments note that the terrain management plan for this request must account for possible contaminants to groundwater, especially due to the slope and soils of the area.

Grading and drainage. Public Works (Drainage) comments state that the information provided is not acceptable. A conceptual grading and drainage plan will be required for the entire development as part of the approval process. This grading and drainage plan must conform to applicable sections of the "Tijeras Arroyo Drainage Management Plan", must include references to existing master plans in the area, must work in conjunction with existing developments and must allow for future developments in this area. A stormwater protection plan is also required. City Parks and Open Space comments state that the grading plan submitted is unacceptable, in part due to apparent intent to alter areas that are proposed as open space.

Transportation. A Traffic Impact Study is recommended by Bernalillo County Public Works. A more detailed plan for access and internal roads is required. Information is also requested for

transit options for the community.

Parks and Open Space. City Open Space staff indicates there are several issues with the plan for the dedication of a large area of open space on the property and with plans for altering the Tijeras Arroyo, which may include trails. More information is needed on proposed ownership, development, and maintenance of the open space areas and the relation of the areas to existing, nearby open space areas, and preservation of views, sensitive areas, and cultural resources (e.g., archaeological sites, the railroad spur). There also is a concern with the aviation facility to the north impacting the area. County Parks and Recreation staff also notes the lack of detail provided for ownership and maintenance of parks and trails and the relationship to existing facilities and networks. Additional park area is needed based on the size of the development.

Vicinity Map and Land Use Map and Data

There are several inconsistencies with the vicinity map and land use map and data provided with the application. First, the vicinity map (Figure 1) is of the entire Section 16 (T9N, R3E) in which the subject property is located, which includes the 100 acres in the southwest portion of the property that appears not to be a part of the request. Second, a separate tract of land (the railroad spur) is included in the request but appears not to be owned by the applicant. Third, the land use map (Figure 2) indicates an area of 376.9 acres for the development, while the request is for 540 acres. The applicant must clarify these discrepancies.

Conclusion

This request is for a Master Plan for a property that totals 540 acres in Section 16 (within Township 9 North, Range 3 East). The application (with a cover letter dated August 17, 1997) states that this is a request for an amendment to the Master Plan Report, which was recommended for approval by the County Planning Commission in October 1996. However, since the Board of County Commissioners never adopted the original plan and more than 10 years have lapsed since the initial submittal, staff has reviewed this current submittal as a new request for a master plan. The original request was considered under the Planned Communities Criteria, which are no longer followed in Unincorporated Bernalillo County. Accordingly, the Albuquerque/Bernalillo County Comprehensive Plan and current individual departmental standards and ordinances would apply to the proposed development.

Staff and agencies have noted a number of deficiencies with the current request, namely that it lacks detailed information and plans for such areas as zoning, grading and drainage, terrain management, water and sewer availability, water conservation, roads and transportation, and parks and open space. In addition, no acceptable justification for the request is provided, particularly with reference to the Comprehensive Plan goals and policies for the Reserve and Developing Area that cover the request. More information and justification is also needed as regards residential density and specific land uses and their relationship to the surrounding area, in addition to demonstrating the design, character, and quality of the proposed development, as required by the Comprehensive Plan.

ADDITIONAL STAFF COMMENTS, APRIL 7, 2010

The applicant has been proposing to develop the 540 acre subject property near Mesa del Sol and the Albuquerque International Airport for more than 10 years. The subject property has A-1 zoning and is mainly within the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan, with a smaller portion in the Developing Urban Area. The initial request for approval of the Valle del Sol Master Plan for the development of the property was considered by the County Planning Commission in 1996 and by the Board of County Commissioners in 1997, but it was never completed.

In October 2007, the CPC considered the current request for Master Plan approval but continued the case for one year for the applicant to address numerous address staff and agency concerns that were submitted for or were presented at the October 3, 2007 CPC hearing. The specific concerns appear on pages 16 to 26 of this staff report (below) and are also summarized on pages 11 to 12 (above). The comments indicated that there were major deficiencies with the plan and that substantially more detailed information and individual plans were needed in such areas as zoning and land use, grading and drainage, terrain management, water and sewer availability and conservation, roads and access, transportation, and parks and open space. In addition, there were comments in the staff report and at the CPC hearing that stated that the request conflicted with Comprehensive Plan land use policies, particularly for the Reserve Area, and with regional planning and land uses for the vicinity of the site. (See also Attachment 5—Letters from City of Albuquerque).

The request was deferred by the CPC in October 2008 and in October 2009 at the applicant's request to allow the applicant and agents to continue working to address the concerns. The deferral requests stated that progress was being made and the revised Master Plan was close to completion.

The applicant is again requesting additional time (now 6 months) to address the concerns of staff and agencies and complete the revised version of the Valle del Sol Master Plan (Attachment 6). In the current deferral letter and statement, the applicant also states that the project has been delayed by the installation of a fuel line in a portion of the property and also by the complexity of the proposed development. The deferral request states that water rights have been proven for the property and that an agreement in principle has been reached with the Albuquerque/Bernalillo County Water Utility Authority to provide services. It also states that a traffic study has recently been submitted to County Public Works.

However, several County departments and other agencies have recently reported to Planning staff that while meetings took place with the applicant's agent in 2008 and early 2009, no new materials have been submitted, and that any materials that have been presented were highly conceptual. In particular, revised drafts of major plans that would impact the proposed development and the area of the site have not been submitted for such components of the plan as grading and drainage, terrain management and soils, utilities, land use, parks and recreation, water and water conservation, and transportation. According to County Public Works, a traffic study was recently submitted by the applicant, but it had many issues. Staff has therefore concluded that significant progress has not been demonstrated with regards to the need to address staffs' comments and produce a relatively complete revised version of the

Valle del Sol Master Plan. In addition, the applicant has not provided a justification for or an alternative to the land use plan submitted in August 2007 that staff had deemed as unacceptable and contrary to the policies of the Comprehensive Plan. Although the subject property has development potential, it also has major issues (Tijeras Arroyo, railroad, escarpment, proximity to airport and Kirtland Air Force Base) that would limit the types and extent of development that could take place on the site, and the applicant has yet to address these issues.

Analysis Summary (4/7/10)

Zoning	
Resolution 116-86	N/A
Requirements	Provide more specific information for zoning (area requirements, setbacks, landscaping, parking) and land use.
Plans	
Comprehensive Plan	Not consistent with goals and policies for Reserve and Developing Urban Areas and Open Space. Residential density exceeds that allowed by the Comprehensive Plan.
Area Plan	Not applicable.
Other Requirements	
Environmental Health	Provide terrain management plan, soils study, environmental impact study.
Public Works	Provide grading and drainage and stormwater retention plan, traffic impact study, availability statement, water rights, conservation plan.
Parks and Recreation	Provide a detailed map of parks and trails, information on ownership and maintenance. Additional park area is needed.

RECOMMENDATION:

DENIAL of SPR-70004.

Catherine VerEecke
Program Planner

Findings:

1. This is a request for approval of the Valle del Sol Master Plan. This Master Plan Proposes a planned community for mixed uses, including single family residential, multi-family residential, commercial and light industrial, parks, trails, and open space. Valle del Sol is located south of the Albuquerque International Airport, north of Mesa del Sol, and east of I-25 within T9N, R3E, Section 16 and containing 540 acres.
2. The property is zoned A-1 and is located in the Developing Area and Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan.
3. The request is not consistent with Policy d of the Reserve Area, which states that “A planned community master plan shall not be approved if it fails to demonstrate its own sense of place, self-sufficiency, environmental sensitivity, separation from the contiguous Albuquerque urban area by permanent open space, and the provision of infrastructure which is not a net expense to the local government.
4. The request is not consistent with Policy b of the Developing Urban Area which states that “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern.”
5. The request for 2057 residential units within the proposed development exceeds that allowed under Policy b of the Reserve Area and Policy a of the Developing Area, which limit residential density to 3 dwelling units per acre and 5 dwelling units per acre (net).

BERNALILLO COUNTY DEPARTMENT COMMENTS

Building Department:

NO ADVERSE COMMENTS.

Environmental Health:

Sewer Availability Statement

Sewer appears to be available within the region but not necessarily available to the Valle del Sol site. Water does not appear to be available for this project.

The serviceability letter from the ABCWUA for this site does not include any commitment for water or sewer service to the Valle Del Sol subject properties.

At this point in time municipal water and sewer is not available to serve this site.

Sewer and or water infrastructure shall be constructed or financially guaranteed as per ABCWUA & COA DRC and County Public Works. Coordinate this with Bernalillo County Public Works proof of connection to water and sewer shall be provided to Bernalillo County Office of EH.

Sec. 74-95. Sewer Availability Assessment

(a) Subdivisions that propose to be served by an existing public utility shall provide a sewer availability statement, from the approved utility, which contains the following information:

- (1) Name of the utility proposed; and
- (2) Letter of intent from the utility that they are ready, willing and able to provide this service for the subdivision.

(b) A sewer availability assessment shall be submitted by the sub divider.

Geo Technical Report

Prepare and submit to the Office of EH.

1. A geotechnical report that identifies seasonal high ground water.
2. A map showing all areas in the "maximum probability flood level.
3. A map showing all Building pad[s] locations in the "maximum probability flood level".

NOTE: Bernalillo County Sub-division Ordinance Sec. 42-102. Terrain Management Plan

Sec. 42-102 f. Flood Plain Management

f) Flood plain management.

- (1) All subdivisions shall be planned and located to:

- a. Allow the development in such a manner as to lessen the impact on the flood plain and the damaging effects of floods;
- b. Protect individuals from buying lands which are unsuited for intended purposes because of flood hazards; and
- c. Promote the development of private and public uses such as open space, greenbelt, recreation and wildlife habitat in areas subject to flooding.

(2) Flood plains may not be used for:

- a. Construction of buildings for human habitation unless all usable floor space is constructed above the maximum probability flood level; and
- b. Structures, excavations, or deposits of material which acting alone or in combination with existing or future works could obstruct flood flows or adversely affect the capacity of the flood plain.

(3) Floodways and flood fringes may not be used for:

- a. Structures designed for human habitation;
- b. Structures with a potential for high flood damage; and
- c. Permanent sheltering and restrictive confining of animals.
- d. Storage of hazardous materials.

(4) No development may be undertaken within a floodway except as provided in this section and the Bernalillo County Flood Hazard and Drainage Control Ordinance.

(5) In approving a sub divider's plat, the board of county commissioners may as a condition of approval require fills, dikes, levies or other diversion measures to protect the subdivision from floods.

HAZMAT

The applicant is "encouraged" to submit an Environmental Investigative report that identifies any unexploded military ordinance that may be present on this site.

At this point in time the US Army Corp of Engineers is concluding a study determining the extent of military ordinance on this site.

Comments and Requests

1. Provide the Office of EH with current copy of the Phase 1 Environmental Site Assessment.

2. Provide the Office of EH with current copy of the Cultural Resources Survey.
3. Provide the Office of EH with current copy of the Geotechnical Investigation.
4. Provide the Office of EH with data surmised in the "Conclusion" statement of the Valle de Sol plan, page 24.
5. Provide a mosquito control plan for all on-site ponding.
6. Provide the Office of EH a "mitigation plan" for the removal of "buried and surface trash, debris and garbage", and "lead from expended bullets and shotgun shells".

NOTE:

On page 24, "Conclusions", of the Valle Del Sol submittal, is a comment made in the first Para. 2nd sentence.

"Environmental and ergonomic impacts have been mitigated and assimilated into the overall design. The engineering challenges have been turned into aesthetic assets and environmental dividends."

Ergonomics is the study of "Human Factors" as related to people in the work place, sports and leisure and is not applicable in a site development project of any scope. The comments in the "Conclusion" are unfounded, unproven and erroneous.

NOTE:

The Valle Del Sol plan comprising of submitted documentation has not been presented in real time. This plan, information and documentation are antiquated, fragmented and incomplete.

A "Negative Opinion" is thereby issued from Bernalillo County Office of Environmental Health.

Zoning Enforcement:

NO ADVERSE COMMENTS FROM ZONING ENFORCEMENT AT THIS TIME

Fire:

No comment received

Public Works:

DRAN:

1. Provide Zone Atlas page with site location identified.
2. Provide a floodplain map with the site location identified.

3. A conceptual grading and drainage plan will be required for the entire development as part of the approval process. This grading and drainage plan must conform to applicable sections of the "Tijeras Arroyo Drainage Management Plan", must include references to existing master plans in the area, must work in conjunction with existing developments and must allow for future developments in this area.

The Public Works Division is particularly concerned that the Master Plan Report does not indicate the locations of proposed settlement ponds to control stormwater reaching the site from off-site basins to the north, existing and proposed stormwater infrastructure affecting stormwater to the site from the Mesa Del Sol development, and proposed on-site overland and storm drain systems.

Please contact Jame Eisenberg, PE of the Public Works Division for additional information and to further coordinate the conceptual plan. Mr. Eisenberg may be reached at (505) 848-1511.

DRE: Comments for Oct 3, 2007, CPC Hearing.

1. The traffic component of the Master Plan Report would benefit from additional information about how the different areas of the Valle del Sol will be served by roads, bike lanes and trails. For example, it would be helpful to clarify how the Transportation Plan (Figure 5) provides access to all residential areas.

It would also be helpful if the statement, "provisions will be made for bicycles and pedestrians within the street right-of-way and on separate bicycle/pedestrian pathways" (p. 14) were accompanied by a map and cross-sections showing the pathways and bike lanes. The document contains a transit paragraph (p. 14) that states transit services are not the responsibility of Valle del Sol. Access to the transit service is an important transportation issue for any proposed development. It would be helpful for the Master Plan to identify how the proposed street network, pedestrian and bicycle facilities, would potentially provide access to regional transit.

A Traffic Impact Analysis (TIA) encompassing all development of this proposed Master Plan is required and is recommended to accompany the Master Plan. If a TIA is prepared and approved with the Master Plan, supplements to the TIA may be submitted as the development proceeds.

HYDRO:

Water Conservation. There is no mention of water conservation anywhere within the document. Applicant must show design elements that will allow residential use to meet current, stringent requirements of the ABCWUA.

There is no discussion of grading and drainage, low impact design, or other plan wide elements that will be used to promote rainwater retention, water harvesting, use of rain water for irrigation purposes etc. These are necessary elements under the Bernalillo County Water Conservation Ordinance and for larger scale features must be addressed in the Master Plan and/or consideration shown.

There is no indication of where parks will be located and no discussion of water conservation requirements associated with the parks.

Water Resource. Bar Scale and stated scale on Figure 2 land usage are not consistent.. I've assumed graphic scale is correct for comments below.

Of major concern for development of this area in general is the presence of two key hydrogeologic recharge features. Hawley (1996) in Hydrogeologic Framework of Potential Recharge Areas in the Albuquerque Basin, Central New Mexico (NMBMMR Open File Report 402D, Figure 1-9 and Plate 20) identifies the area upstream of the project as the Tijeras Canyon Arroyo Window and the downstream area within the project boundaries as the Tijeras Canyon Recharge Reach.

The known recharge window feature encompasses the juncture of the Tijeras and Coyote Arroyos and extends downstream and westward almost to the edge of the KAFB boundary. This area is also identified by Plummer et al. (2003, USGS WRIR 03-4131, p. 159) as an area of distinct water chemistry and indicates that "potential sources of recharge to the zone are the infiltration of surface water through the arroyo and ground-water-inflow from the Tijheras Arroyo watershed upstream of the basin. The USGS report indicates the same extent down the arroyo as does Hawley. The USGS groundwater model (WRIR 02-4200, Figure 7) based on the above studies provides for specialized tributary recharge cell designation on the eastern boundary of the window (and outside of the project area). Although not in the immediate project area, developments on the margins of such area need to address the protection of such areas.

In the immediate project area, Hawley (1996) identifies the entire reach of the Tijeras Arroyo downstream of the recharge window as a potentially important "Recharge Reach". A "Recharge Reach" is defined as "channels of a major ephemeral stream with watershed areas commonly exceeding 20 square miles. Coarse grained channel deposits of large arroyos and washes are separated from Santa Fe aquifers by permeable (lithofacies) units in vadose zones that are ususally less than 200 to 300 ft. thick. The USGS Model (WRIF 02-4200, Figure 12) identifies moderate to high hydraulic conductivity in the project area for the upper 5 of 10 hydrogeolgic layers identified in the model.

These designations suggests that this area (1) may be vulnerable to contamination from surface activities (2) may be contributing to recharge when what flows through the arroyo reach (3) may be an area suitable for use for artifical recharge activites. None of these issues is addressed in the current master plan.

Additionally, the USGS maintains various instrumentation stations that warrant protection as part of the Master Planning Process, in particular the USGS piezometer nest located at N 35 00 56 and W 10 37 01 (north and slightly east of the west end of the dragway) and the rain gauge located further to the east at the exisitng city faciliateies. These appear to be located east of the project area.

It is recognized the ABCWUA will not provide a serviceability letter until such time as the Master Plan is approved. However, applicant must provide a current letter from the ABCWU indicating that the plan has been reviewed and that ABCWUA is in support of the project. Availability letters will be required as part of the subdivision process.

Additionally, at the Master Plan stage, applicant must provide a conceptual water and sewer utility plan that identifies size and anticipated location of distribution lines, sewers, and all associated key infrastructure elements such as pump stations, lift stations, booster stations, location and sizing of tie-in points to existing infrastructure. The existing plan is inadequate, the next level of detail is needed.

Additionally, applicant must address the issue of water rights - are there any associated with the property and if not, how will such rights be acquired - through direct acquisition, through ABCWUA surcharge etc. Also, under what permit will the well identified in Figure 8 be drilled - what is the intent of the well with respect to the ABCWUA?

Additionally, applicant must provide an anticipated/conceptual water budget for the project including residential use, commercial use, common areas and parks, and any median or buffering landscaping and must identify how any common area irrigation needs will be addressed.

Additionally, applicant must provide discussion of design elements that will be used to demonstrate ability to fulfill conditions of the future-required availability letter pertaining to water use limitations and restrictions per requirements of Sec 74-81 (2). This letter will likely indicate that residential use must be no more than 180 gpd per household.

Also, with respect to the relocated sewer line, has approval/discussion been had with ABCWUA regarding the relocation of the line? When relocated, what will be its orientation with regard to the extent of the 386 ft Arroyo ROW?

Stormwater. There is no mention or discussion of low impact development design or specific measures to be used for stormwater quality protection. Given that the Tijeras Arroyo is THE major drainage feature in this portion of the County, it would behoove the applicant to discuss what features, elements, and design will be present to ensure compliance with NPDES and AMAFAC requirements.

There is no discussion of BMPs that address the quality of stormwater runoff after construction activities have been completed. Bernalillo County's Stormwater /Storm Drainage Ordinance Sec. 38-147 specifically covers Stormwater quality protection for both construction and post-construction activities.

There is also no discussion of any water conservation practices which would have corollary benefits to the quality of stormwater runoff. Section 9 of Bernalillo County's Water Conservation Ordinance references the regulations for new design and construction.

Master Plan should address multiple key elements

Clear delineation of path forward with respect to channel alignment and protection per documented directives and conversations with AMAFCA

Consideration of combined effect of stormwater runoff inclusive of future effects from Mesa Del Sol and this Master Plan

Consideration of effect of additional runoff from urban setting on erosion potential (i.e. clean water vs sediment laden)

Consideration of effect of additional runoff on stormwater quality discharging to the South Diversion Channel and directives from AMAFA in that regard

Consideration of effect of stormwater quality on underlying groundwater quality.

Consideration of "Prudent Limits of Development Study" for the project area.

Parks & Recreation:

- The Master Plan refers to the development of trails and bicycle/pedestrian facilities throughout Valle del Sol. Trail and bicycle lane connections within Valle del Sol are a part of the larger network and are critical to creating successful connections between significant facilities along University Blvd., Rio Bravo Blvd., and the existing South Diversion Channel trail. Provision for trails, bicycle lanes, and sidewalks is necessary to allow and encourage pedestrian, bicycling, and other means of transportation to, from, and within Valle del Sol. Applicant shall provide a separate graphic in the Master Plan for trail and bicycle lane facilities that shows existing and proposed multi-use trails, bicycle lanes, and pedestrian amenities, as well as cross-sections of the proposed facilities (trail, bicycle lane, sidewalk, and street cross-section).
- Show adjoining land uses on Figure 2 "Land Usage" to show future connections between existing and proposed Open Spaces, trails, and parks that development of Valle del Sol will facilitate.
- BCPR recommends converting the abandoned railroad spur to a rail trail for future non-vehicular transportation and recreation development.
- The *2030 Metropolitan Transportation Plan, Trails and Bikeways Facility Plan* (1996), and *Long Range Bikeway System* (2001) show a proposed trail along the Tijeras Arroyo. Bernalillo County Public Works has begun design on the western segment of this trail. The Applicant shall design and construct a 12' wide, multi-use trail as part of the first phase of development along the Tijeras Arroyo between Interstate 25 and University Boulevard as identified in the 2030 MTP. Trail alignment is to be coordinated with BCPW and BCPR based on design work completed for the western segment, Tijeras Arroyo ROW and AMAFCA requirements, and a logical connection to University Boulevard.
- The Traffic Impact Analysis should be submitted to BCPR for review.
- BCPR recommends that the applicant change the location of the 2.59 acre park along Interstate 25 to somewhere further east adjacent to a residential area and the required trail along the Tijeras Arroyo so that some level of critical mass for recreational facilities be created.

- The proposed parkland acreage within Valle del Sol is insufficient for the anticipated population. BCPR aims for 1-2 acres/1000 population for neighborhood parks and 5 acres/1000 population for regional parks. Future population in Valle del Sol at build-out is difficult to estimate since the Master Plan does not provide a range of anticipated single family and multifamily dwelling units that could be built under an amended Master Plan. BCPR would consider the undeveloped acreage at the Mesa del Sol Regional Recreation Complex, with appropriate levels of improvements by Valle del Sol, to count toward Valle del Sol parkland needs. BCPR will be undertaking an update of the Regional Recreation Complex Master Plan later in 2007.
- How are the boundaries of the proposed Open Spaces determined? The applicant shall coordinate with BCPR and City Open Space to determine future maintenance and management of dedicated Open Space areas. A slope calculation to determine edges of the escarpment dedicated as Open Space may be appropriate.
- Who does the applicant propose will maintain and manage the park facilities and Open Spaces? BCPR will not manage or maintain any parkland facility in this area except for the Regional Recreation Complex at Mesa del Sol. Open Space maintenance and management needs to be discussed with the applicant and City of Albuquerque Open Space Division.

Conditions of Approval for SPR 70004 (Valle del Sol)

1. Applicant shall provide a trail and bicycle lane map as a separate Master Plan figure that shows existing and proposed multi-use trails, bicycle lanes, and pedestrian amenities, as well as cross-sections of the proposed facilities (trail, bicycle lane, sidewalk, and street cross-section).
2. The Applicant shall design and construct a multi-use trail as part of the first phase of development along the Tijeras Arroyo between Interstate 25 and University Boulevard as identified in the 2030 Metropolitan Transportation Plan.
3. The applicant shall coordinate with City of Albuquerque Open Space Division and Bernalillo County Parks and Recreation Dept. about the dedication and future management areas identified as Open Space. Dedication and management of Open Space shall be addressed in a Development Agreement with the applicant.
4. Parkland improvements at the Mesa del Sol Regional Recreation Complex shall be negotiated in a Development Agreement with the applicant

Sheriff's:

No comment received.

COMMENTS FROM OTHER AGENCIES

Albuquerque/Bernalillo County Water Utility Authority:

This utility plan will not be acceptable to the Water Authority. Water is not available to the project at this time.

MRGCOG:

PO Project ID number 394.0 "University Bd Extension to Mesa del Sol" describes a new 4-lane divided facility from Rio Bravo Bd south to Mesa del Sol. Funding for this project is programmed for FY's 2007-2009. Coordination with City of Albuquerque (lead agency for the project) is recommended to insure project conformity with this project.

MPO has no functional classification information for this proposed roadway.

AMAFCA: ZCSU 70004 Amendment to Valle del Sol Master Plan, I-25/Los Picaros, (Q-15) AMAFCA staff approves the Amendment to the Valle del Sol Master Plan Report. The engineer briefed the AMAFCA Board of Directors on the development, including the proposed Tijeras Arroyo improvements and AMAFCA maintenance, at the January 2006 meeting.

City Planning Department:

No comments received.

City Public Works:

Transportation Planning: No comments received.

Transportation Development:

The following concerns from Transportation and COA Aviation Department:

Transportation- Coordinate with COG and follow ROW and Access Standards four University Blvd.

City Transit:

No comments received.

City Open Space:

CITY of ALBUQUERQUE, OPEN SPACE DIVISION

GENERAL COMMENTS:

This is a development proposal for a large tract of land that represents one of the main entrances into the City of Albuquerque. It has numerous existing conditions and constraints that could potentially limit the type and intensity of any development including

1. The Tijeras Arroyo, the largest tributary of the Rio Grande in Bernalillo County;
2. Steep slopes on both north and south margins of the property and associated erodible soils;
3. Albuquerque International Airport and runway configurations and attendant noise contours;
4. Transportation and roadway access;
5. Federally-owned railroad facilities.

Because the development proposals for this property have been ongoing for quite some time and the only cited approvals are over 10 years old, it is not possible to evaluate the current update without being provided any prior approved documents. Even its approval status is unclear: on Page 1 it states that the master plan was recommended for approval at a joint CPC/EPC Hearing but on page 6 it states that the plan was denied by the EPC. In addition, there are numerous existing conditions that have changed in the past 10+ years since any public hearing regarding this property. There is no section detailing any of these changed conditions. On these points alone, approval of the updated Master Plan should be deferred.

PARKS and OPEN SPACE COMMENTS:

Page 1: Please indicate whether "dedicated open space" is intended to be public or private. If public, please indicate whether dedication would be to the City of Albuquerque for Major Public Open Space (MPOS) purposes (see also Page 2).

The cited AMAFCA Drainage Management Plan (DMP) is over 25 years old. With changes to the upstream conditions in the Tijeras watershed, it would seem that a new DMP would be required before any approvals are granted.

Page 5: The applicant should provide proof of consultation with the Department of Defense regarding use or disposition of the existing federally-owned railroad line.

Page 8: As above, clarify the intent and recipients of identified land use categories: Open Space, trails, parks, and streetscapes. There have been no discussions with managing agencies about assuming ownership, maintenance, and liability for any of these designated land-use parcels.

Pages 8-9: Similarly, the discussion about Open Space needs to indicate which agency is to receive and maintain the land, or whether those agencies would accept the land.

Page 10: Same comments as for Pages 8 and 9 as to designation of the receiving agency. Note that the north escarpments have resource values equal to the south escarpments and should similarly be preserved in their natural state in lieu of development.

Page 11: Please clarify the phrase "undesignated open space."

Page 14: Channelization of the Tijeras Arroyo contradicts policies adopted in the Facility Plan for Arroyos (see also comments for Page 19 below).

Page 15: Same comments as those for Page 8 as to designation, dedication, identification, and maintenance of any preferred open space, parks, or trails.

Page 17: Since archaeological site locations are confidential, it is not possible to determine if sites are being avoided or left in place. Any sites that are not being

avoided should be the subject of an approved data recovery plan submitted to the State Historic Preservation Division and proof of that consultation should be provided in conjunction with master plan updates.

Page 18: Structures built throughout the Tijeras Arroyo floodplain have been subject to chronic structural failure due to subsidence and aplastic deformation within unconsolidated sediments. The Plan should provide the full geotechnical report in order to determine whether structures can be built in this area.

Page 19: This analysis is incomplete and somewhat misleading. The Comprehensive Plan's "Major Public Open Space" designation on 400 acres of the plan area was removed in 1995 at the landowner's request to allow development planning to proceed, and to change the land-use category from Rural to Developing Urban. That action did not rescind the Facility Plan for Arroyos; the Facility Plan policies requiring minimal treatments needed for drainage management on major Open Space arroyos is still in effect. Outright channelization of the full one-mile length of the Tijeras Arroyo through the Plan area is not consistent with the Facility Plan.

The site's existing resource values which originally resulted in the Comprehensive Plan Open Space designation have not changed either: floodways, steep slopes, wildlife habitat, views, and urban design are all important considerations on this parcel. Since the master plan does not seem to adequately take these considerations into account, this seems to prove that allowing plans in sensitive areas does not always balance private land rights with protecting the public interest.

Figure 6, Grading Plan: This figure indicates mass-grading of the Open Space parcels. If that is correct, the land would not be suitable for dedication to be managed as MPOS. Only land left in its natural condition is acceptable as MPOS. The plan's summary tables for future open space dedications should be reduced accordingly. Also, is it the intent of the Plan to realign Los Picaros Road to a new underpass at University Blvd?

Given the number of outstanding or unresolved issues surrounding this Master Plan update, Open Space Division recommends DEFERRAL of any relevant approvals to allow for updates, interagency discussions, and meetings with the applicant.

NM Department of Transportation
No comments received.

Albuquerque Public Schools:

ZSPR 70004 Valle Del Sol is a 540 acre tract in the lower Tijeras Arroyo area, south-central Bernalillo County, south of Albuquerque International Airport, and east of I-25. This planned development is intended for mixed-use residential, commercial and light industrial purposes. Valle Del Sol will consist of 1,435 single family units and 622 multi-family units, for a total of 2,054 dwelling units. The proposed development will significantly impact Mountain View Elementary School, Polk Middle School, and Highland High School. The proposed development will generate approximately 959 students.

COUNTY PLANNING COMMISSION
APRIL 7, 2010
SPR-70004

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
324	Mountain View	330	457	127
448	Polk	406	700	294
520	Highland	1,982	2,100	118

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- " Provide new capacity (long term solution)
 - o Construct new schools or additions
 - o Add portables
 - o Use of non-classroom spaces for temporary classrooms
 - o Lease facilities
 - o Use other public facilities
- " Improve facility efficiency (short term solution)
 - o Schedule Changes
- " Double sessions
- " Multi-track year-round
- o Other
- " Float teachers (flex schedule)
- " Shift students to Schools with Capacity (short term solution)
 - o Boundary Adjustments / Busing
 - o Grade reconfiguration
- " Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

PNM

The cost of any relocation of PNM electric facilities will be borne by the developer. The relocation of electric facilities must be contained on Valle del Sol. If relocation is necessary on other property, the developer will secure all necessary easements. Permitting for PNM's electric relation will be included in the approvals of site development plan for Valle del Sol.

NEIGHBORHOOD ASSOCIATIONS: